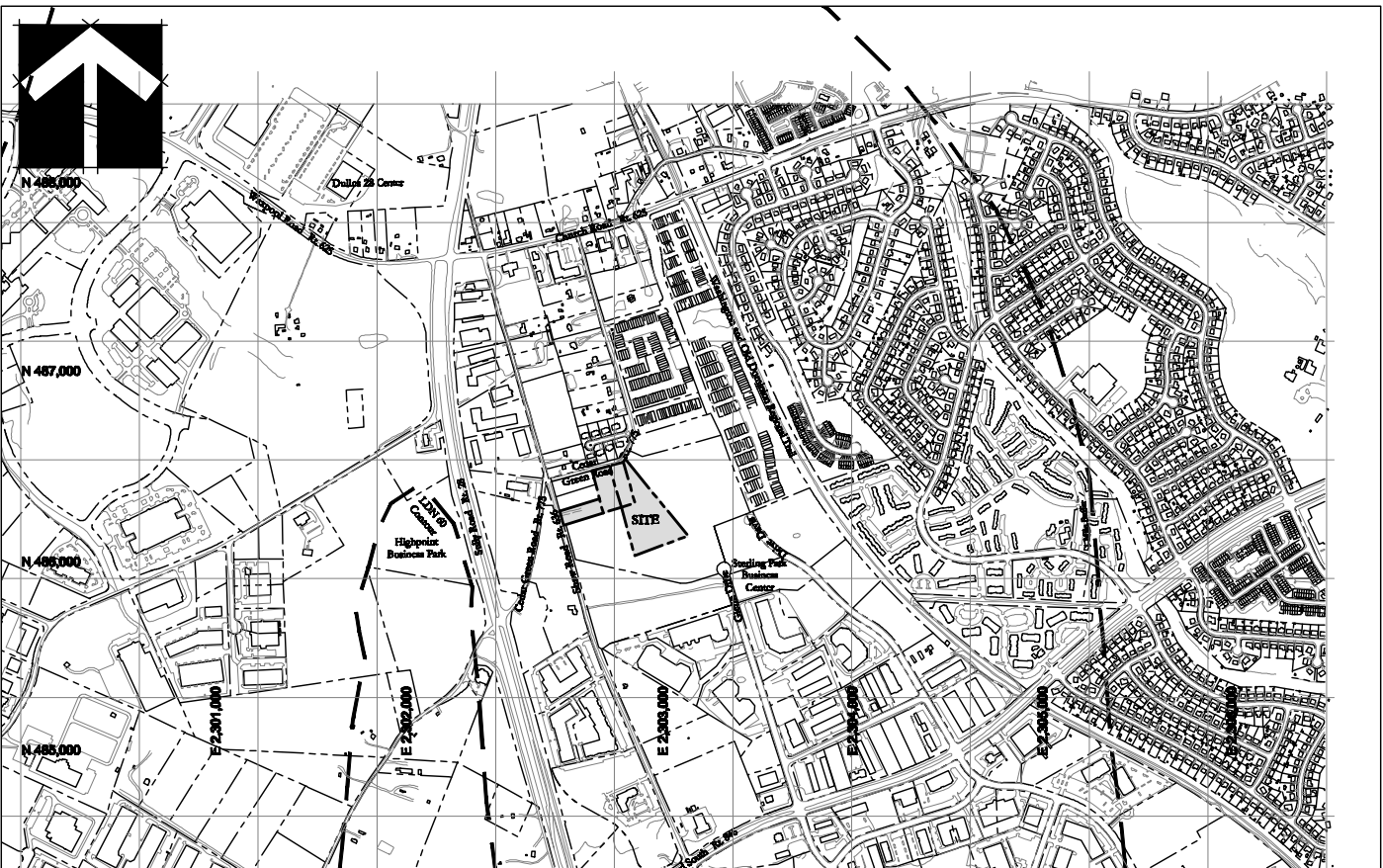


Schmitz Industrial Park

Potomac Election District
Loudoun County, Virginia
ZMAP 2008-0001 and SPEX 2008-0001
Zoning Map Amendment and Special Exception Application



Vicinity Map

1"=1000'

Owner / Applicant
Albert G. Schmitz Jr.
P.O. Box 585
Sterling, Virginia 20167

1. Schmitz Property: Rezoning and Special Exception Application Notes:

The properties subject to the Rezoning and Special Exception Application are outlined in the chart below, as listed in the current records of Loudoun County, Virginia.

Owner (N/F)	MCPI Number*	Tax Map Number	Deed Book & Page or Instrument ID #	Zoning
Albert G. Schmitz Jr.	032.15.3041	/80/A/1///40/	1070-263	R-1 1993
Albert G. Schmitz Jr.	044-10-7257	/80/A/1///20/	1689-1209	PD-IP 1972
Albert G. Schmitz Jr.	032.15.0581	/80/A/1///41A/	1689-1209	PD-IP 1972
Albert G. Schmitz Jr.	044-10-9177	/80/A/1///42/	1689-1209	PD-IP 1972

2. The total acreage of all four parcels is 7.925 Ac. +/- .

3. The Rezoning Application requests that all four parcels (7.925 Ac. +/-) be rezoned to PD-IP - Planned Development Industrial Park, per the Revised 1993 Loudoun County Zoning Ordinance and other applicable Loudoun County district regulations.

4. The total area of the property subject to the Special Exception (SPEX), as outlined on the Special Exception Plat, is 7.925 Ac. +/- . The purpose of the Special Exception is to allow uses, as described on Sheet 7, per section 4-504 of the Revised 1993 Loudoun County Zoning Ordinance.

5. All four parcels are currently vacant.

6. The boundary shown hereon was compiled from an Alta Survey prepared by PHR+A, dated 08/09/07.

7. A Title Report was Furnished by Commonwealth Land Title Insurance Company, Commitment number 60065, file number 60065, effective date February 26, 2007.

8. The site is located within the A-1 - Airport Overlay zoning district, but outside the Lda 60 contour and shall adhere to Section 4-1405 of the Revised 1993 Zoning Ordinance.

9. The Property lies completely within the jurisdiction of Loudoun County, and is currently in the Potomac Election District.

10. The subject site does not have Moderately and/or Steep Slopes, per available GIS data from the Loudoun County Office of Mapping and Geographic Information.

11. The site does not contain Floodplain per available GIS data from the Loudoun County Office of Mapping and Geographic Information.

12. The 5' topography, soils delineation, and existing lot lines of adjacent land are taken from available GIS data from the Loudoun County Office of Mapping and Geographic Information (PCT # 32 and 44), with descriptions as identified by the Interpretive Guide to Soils Maps, Loudoun County, Virginia.

13. There are no known fuel, fuel storage, and/or hazardous/toxic substances within the area of this rezoning and/or special exception area.

14. The site will be served by public water and sewer provided by LCSA.

15. All Utility Distribution Lines will be placed underground as required in Section 4-507(H) of the Revised 1993 Loudoun County Zoning Ordinance.

16. Lot and Building Requirements will be in accordance with the Section 4-505 and 4-506, respectively, of the Revised 1993 Loudoun County Zoning Ordinance- Zoning Requirements for PD-IP: Planned Development Industrial Park. There are no modifications proposed with this application.

17. Signage shall be in conformance with Section 5-1200 of the Revised 1993 Loudoun County Zoning Ordinance and Chapter 4 of the Facilities Standards Manual.

18. Lighting will comply with Chapter 7 of the Facilities Standards Manual and Section 5-1504 of the Revised 1993 Loudoun County Zoning Ordinance. All lighting will be directed downward onto the site and not off-site of this development.

19. Performance standards and their measurements shall be made as provided in Section 5-1500 of the Revised 1993 Loudoun County Zoning Ordinance.

20. Tree Planting, Replacement, Buffering, and Screening requirements shall be in conformance with Section 5-1300 and Section 5-1400, respectively, of the Revised 1993 Loudoun County Zoning Ordinance and in conformance with Chapter 7 of the Facilities Standards Manual. The location and specific plant species for each lot will be further outlined during the site plan process.

21. Off-street loading and parking shall be in conformance with Section 5-1100 of the Revised 1993 Loudoun County Zoning Ordinance and Chapter 4 of the Facilities Standards Manual.

22. This Rezoning and Special Exception Application shall be in conformance with all applicable regulations of the Revised 1993 Loudoun County Zoning Ordinance. Future improvements on the subject site area are to be constructed in accordance with federal, state, and Loudoun County requirements. The approval of the Rezoning and Special Exception Application shall in no way relieve the owners of complying with other applicable local, state, and federal requirements.

23. Wells will be abandoned, upon development of the lot upon which it was located, according to Loudoun County Health Department regulations if not restored for irrigations purposes under current regulations. If septic systems are found with the construction of the project(s), they will be properly permitted for abandonment with the Loudoun County Health Department.

24. There are no known graves on this site.

25. There are no known Federal or State permits or conditions that would limit the development of this site.

26. It is proposed that roadway infrastructure improvements be constructed with the adjacent landbay development.

27. Open Space and common areas will be provided with each developed landbay. At a minimum, one outdoor eating / common area, including seating for 6, will be provided per every 10,000 SF of Building. In addition one bicycle rack will be provided for every 10,000 SF of Building.

28. There are no known adjacent open space easements, parks, or recreation lands to this development.

29. There are no known threatened or endangered species on this site.

30. There are no known historic sites on Federal or State registers on this site.

31. Roads, stone walls, fences, structures and other prominent features, if any, are shown per the Loudoun County PCT maps #32 and 44.

32. There are no existing structures on the site.

33. There are no wetlands on site per a preliminary wetland/stream identification field survey conducted by John Magistro, Senior Ecologist with PHR&A and documented in a memo dated September 19, 2007.

34. F.A.R. – 0.40 Max (By-Right); 0.60 (by Special Exception)

SHEET #	SHEET TITLE	BY	CHECKED
1	VICINITY MAP AND NOTES	PHR+A	PHR+A
2	EX. CONDITIONS PLAN / SOILS MAP / EXISTING ZONING MAP	PHR+A	PHR+A
3	CONCEPT DEVELOPMENT PLAN, UTILITY PLAN, EX. ZONING MAP & BUFFER YARD EXHIBIT	PHR+A	PHR+A
4	SPECIAL EXCEPTION EX. CONDITIONS PLAN / SOILS MAP & EX. ZONING MAP	PHR+A	PHR+A
5	SPECIAL EXCEPTION PLAT	PHR+A	PHR+A

NO.	DESCRIPTION	REVSD	REVWD	DATE
1.	1st Referral Comments	MWT	MWT	Jun.30 2009
2.	1st Referral Condensed Revisions	MWT	MWT	July 17 2009
3.	2nd Referral Comments	MWT	MWT	July 23 2010
4.	3rd Referral Comments/PC Hearing Set	MWT	MWT	Nov 30, 2010
5.	Staff Comments/PC Meeting Set	MWT	MWT	Dec 15, 2010
6.				
7.				
8.				



Patton Harris Rust & Associates
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May 15, 2008

Project: 15304-1-0

Sheet 1 of 5